

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Commissioner _____

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF EIGHT (8) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0005, 94.40, 97.10, 99.01, 0305, 0306, 0401 AND 0403, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$60,600.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER MATT KUHN.

WHEREAS, Shelby County has acquired eight (8) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0005, 94.40, 97.10, 99.01, 0305, 0306, 0401 and 0403, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said eight (8) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned Eight (8) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0005, 94.40, 97.10, 99.01, 0305, 0306, 0401 and 0403, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$60,600.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of eight (8) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0005, 94.40, 97.10, 99.01, 0305, 0306, 0401 and 0403. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these eight (8) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

Quit Claim Deeds

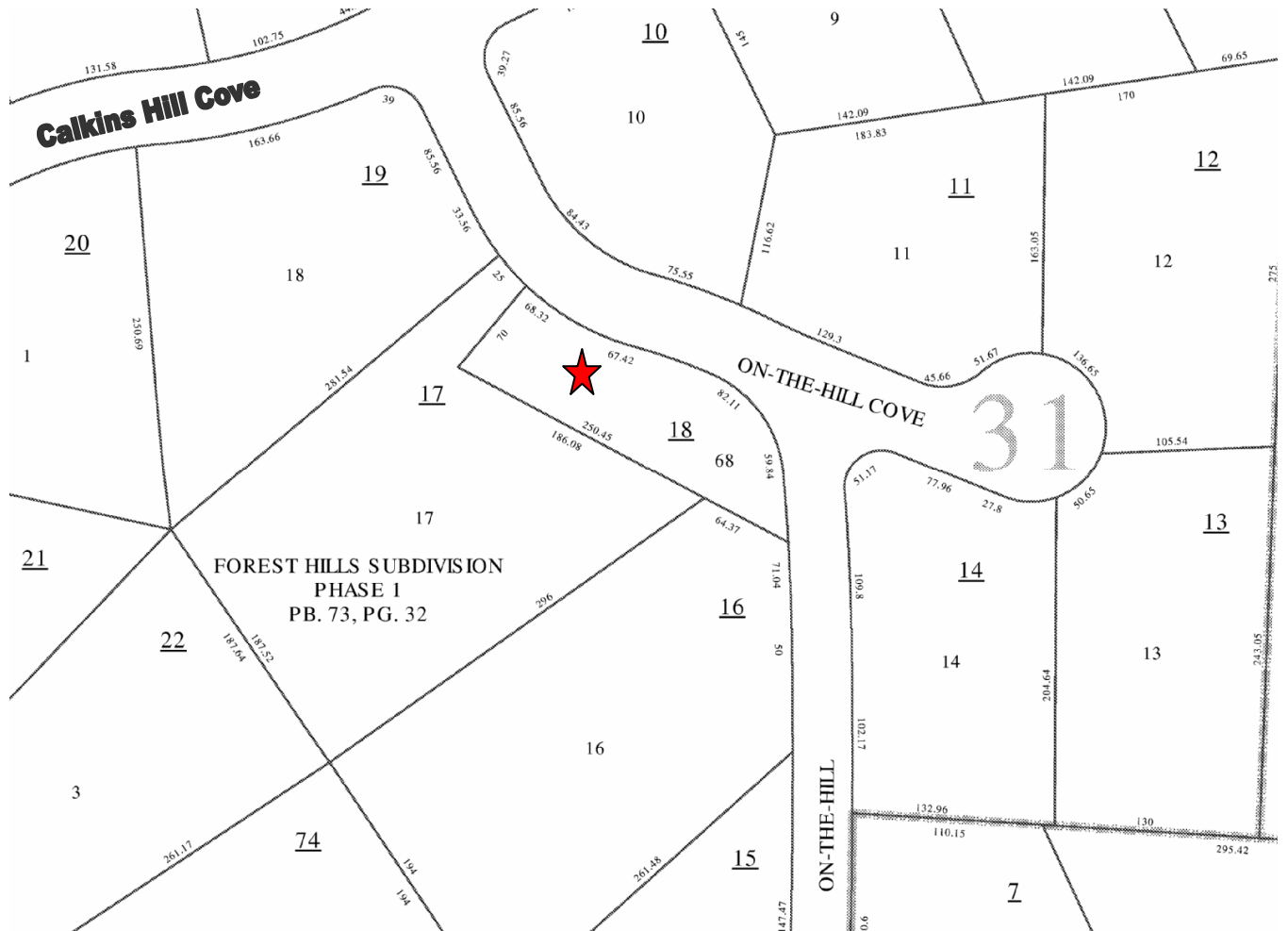
IV. Additional Information Relevant to Approval of this Item

EXHIBIT "A"									
Exhibit #	Tax Sale	WBP	Address Lot Size	Zoning Code	Total Taxes And Fees	Purchaser	Evaluation	Sales Price	Planned Use
11486	0005	G0231K0A000180	On-The -Hill 176' x 70'	RES	\$2,400.17	OTH Commons, LLC	\$100.00	\$100.00 Vacant Lot	Investment Property
699	0401	013065000000070	1377 S. Wellington 60' x 145'	R-D	\$5,576.62	Brooks McGowan	\$4,000.00	\$3,000.00 Duplex	Investment Property
2877	94.4	034026000000360	1536 Carnegie 25' x 69'	R-D	\$4,718.03	Trustees Carnegie Church of God In Christ	\$500.00	\$500.00 Vacant Lot	Church Property
4607	99.01	034026000000400	Carnegie 25' x 80'	RES	\$1,749.63	Trustees Carnegie Church of God In Christ	\$500.00	\$500.00 Vacant Lot	Church Property
6846	0403	043061000000100	3297 Rosamond 37' x 162'	R-D	\$6,973.38	Trustees Brinkley Heights Ministries, Inc.	\$1,800.00	\$1,500.00 Vacant Lot	Church Property
5186	0306	061010000000210	1340 Raymond 50' x 101'	R-D	\$5,603.22	Lequitta Ryans	\$2,000.00	\$2,000.00 Vacant Lot	Investment Property
13019	0305	075224000000050	607 Hewlett Rd. 50' x 170'	RS-6	\$7,208.71	Richard Crawford	\$4,000.00	\$3,000.00 House	Investment Property
5828	97.1	078006000000050	1758 Winchester Rd. 1.24 Acres	C-H	\$73,126.57	SW Properties, a MS LLC	\$50,000.00	\$50,000.00 Vacant Land	Investment Property

8 Properties

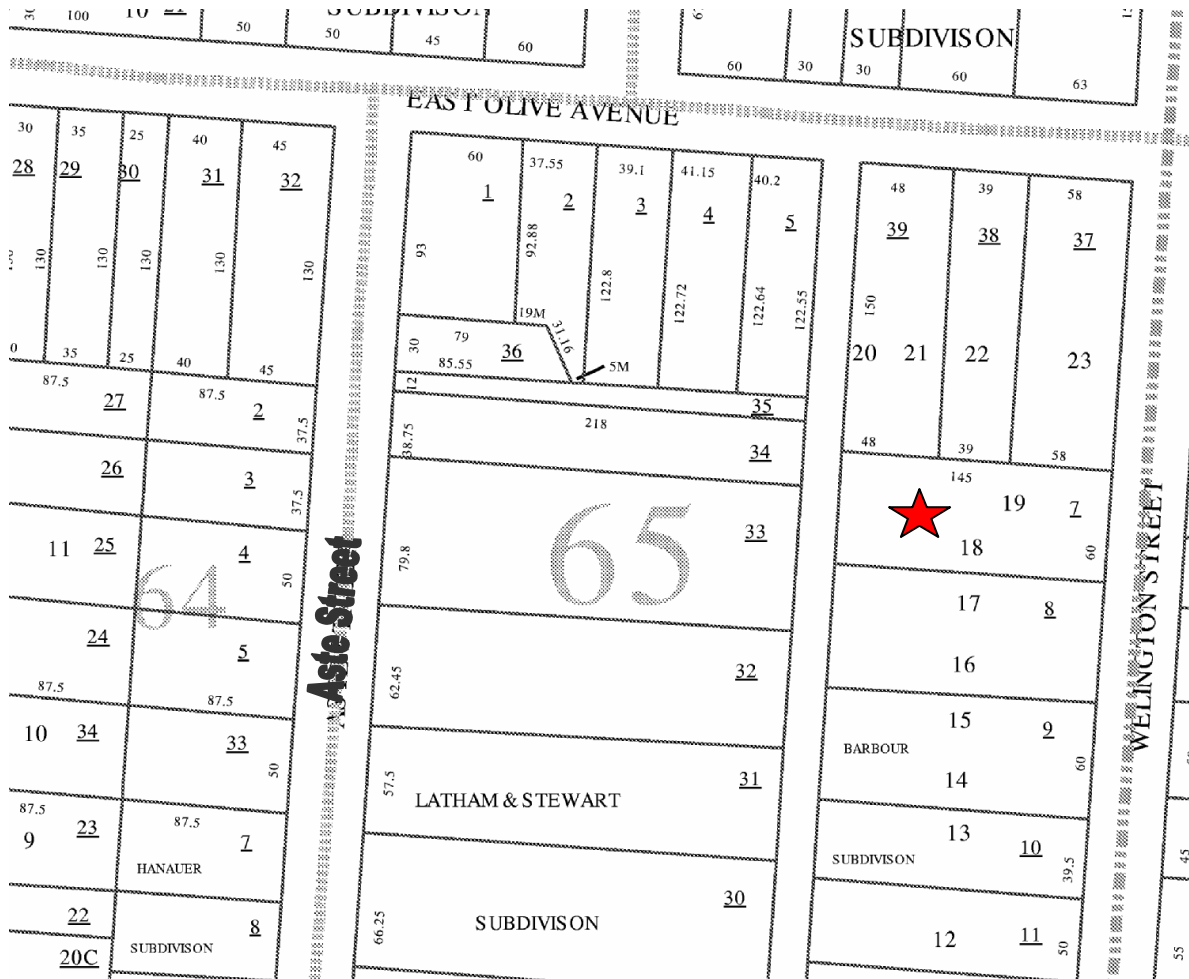
Total \$60,600.00

Ward 02



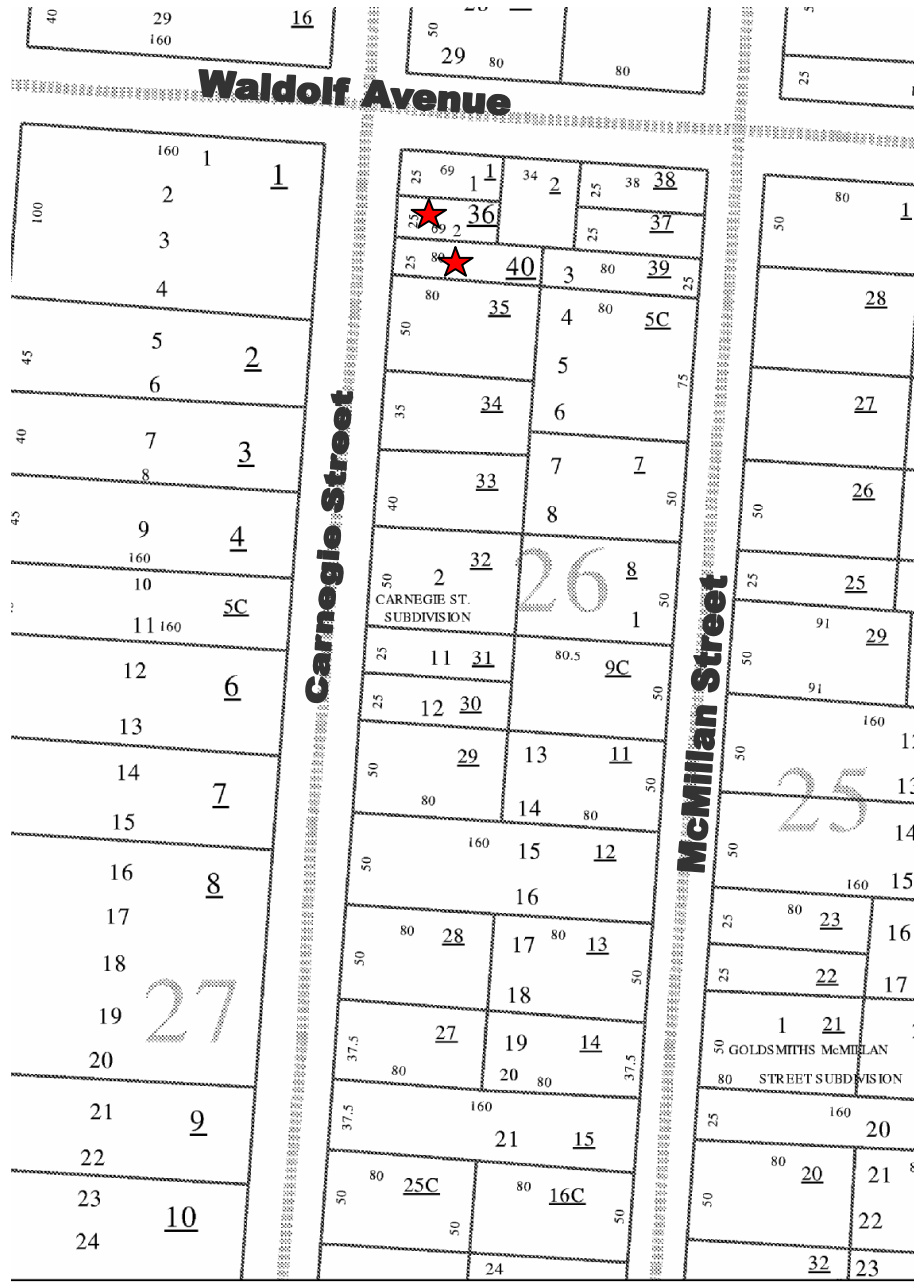
G02 31K0 A 00018 0

Ward 13



013 0650 0 00007 0

Ward 34



034 0260 0 00036 0 & 034 0260 0 00040 0

Ward 43



043 0610 0 00010 0

Ward 61



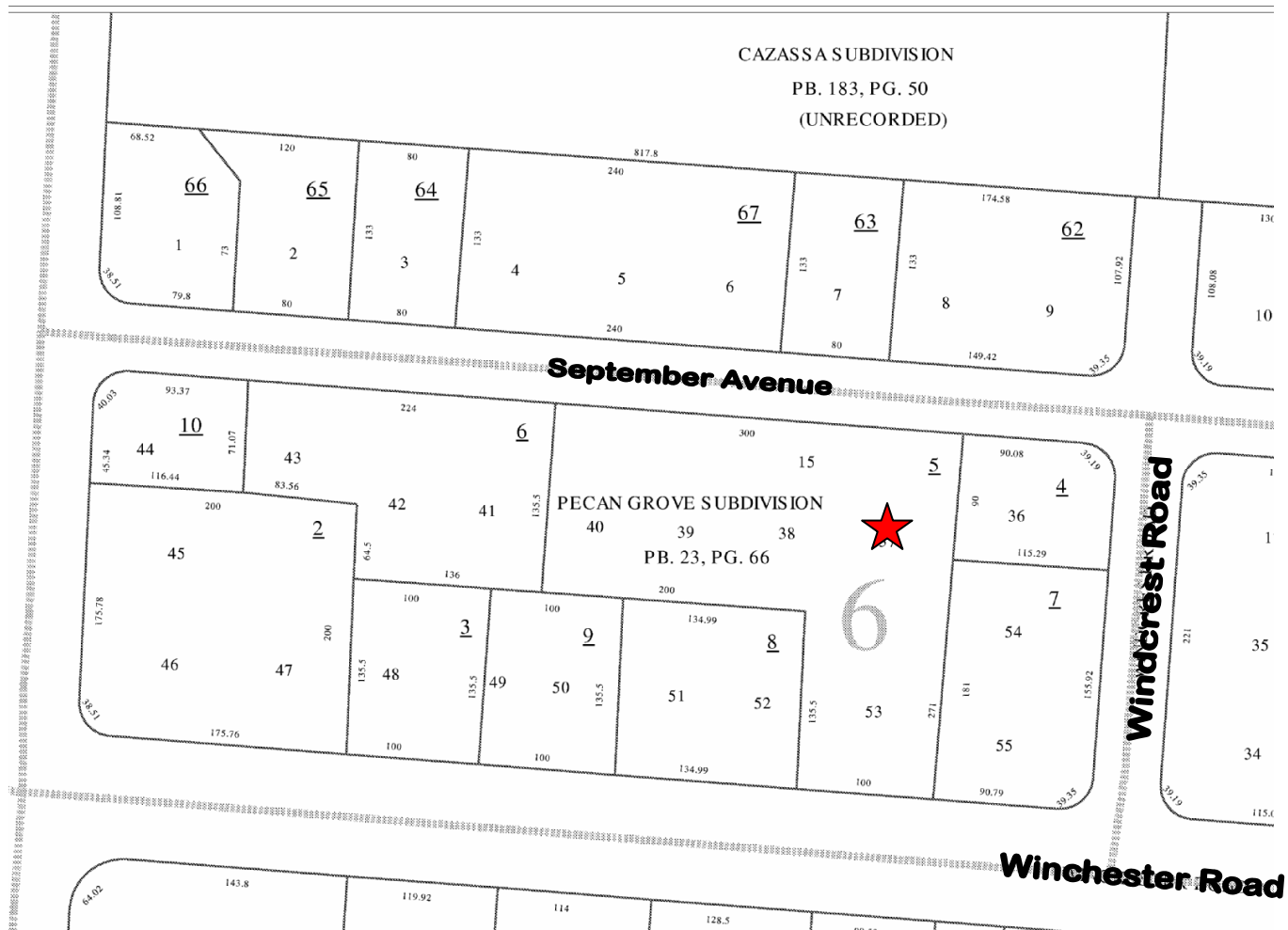
061 0100 0 00021 0

Ward 75



075 2240 0 00005 0

Ward 78



078 0060 0 00005 0